

025.0

0002

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

Total Card / Total Parcel

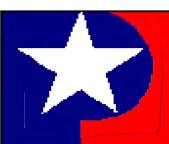
1,094,200 / 1,094,200

APPRAISED:

USE VALUE:

ASSESSED:

1,094,200 / 1,094,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HEFFERON LAUREN J	
Owner 2:	
Owner 3:	

Street 1: 13 MARATHON ST	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: N

PREVIOUS OWNER	
Owner 1: HEFFERON JAMES E -	
Owner 2: -	
Street 1: 30 MARATHON STREET	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 3388 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5000.000	633,800	4,400	456,000	1,094,200		16253
							GIS Ref
							GIS Ref
							Insp Date
							07/10/17

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID 025.0-0002-0004.0				USER DEFINED			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date						
2022	104	FV	633,800	4400	5,000.	456,000	1,094,200		Year end	12/23/2021						
2021	104	FV	604,300	4400	5,000.	456,000	1,064,700		Year End Roll	12/10/2020						
2020	104	FV	604,100	4400	5,000.	456,000	1,064,500		Year End Roll	12/18/2019						
2019	104	FV	443,900	4400	5,000.	484,500	932,800		Year End Roll	1/3/2019						
2018	104	FV	443,900	4400	5,000.	353,400	801,700		Year End Roll	12/20/2017						
2017	104	FV	415,700	4400	5,000.	307,800	727,900		Year End Roll	1/3/2017						
2016	104	FV	415,700	4400	5,000.	262,200	682,300		Year End	1/4/2016						
2015	104	FV	369,300	4400	5,000.	256,500	630,200		Year End Roll	12/11/2014						

SALES INFORMATION								TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes							
HEFFERON JAMES	56909-497		5/26/2011	Convenience		1	No	No	James E Hefferon dod 5/12/2018							
MACLEOD ROY	29165-132		9/30/1998		380,000	No	No	Y								

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
9/2/2004	810	Re-Roof	2,500					SFL FRT PORCH, RUB	2/13/2019	Mail Update	MM	Mary M												
5/16/2000	350	Redo Bat	10,000					RENO FFL BTH	7/10/2017	MEAS&NOTICE	KB	Kevin B												
9/10/1999	600	Porch	6,000					RENO BACK PORCH	5/18/2009	Measured	189	PATRIOT												
									4/6/2005	Permit Visit	BR	B Rossignol												
									10/4/1999	Mailer Sent														
									10/4/1999	Measured	256	PATRIOT												
									10/1/1981		MS													

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																																										
Type: 13 - Multi-Garden	Sty Ht: 2T - 2 & 3/4 Sty	(Liv) Units: 2	Total: 2	Full Bath: 1	Rating: Good																																																																																																																																																	
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	A Bath: 1	Rating: Good																																																																																																																																																	
Roof Struct: 3 - Gambrel	Roof Cover: 1 - Asphalt Shgl	Color: BLUE	View / Desir:	3/4 Bath:	Rating:																																																																																																																																																	
GENERAL INFORMATION				A 3QBth	Rating:																																																																																																																																																	
Grade: C - Average				1/2 Bath:	Rating:																																																																																																																																																	
Year Blt: 1924	Eff Yr Blt:			A HBth:	Rating:																																																																																																																																																	
Alt LUC:	Alt %:			OthrFix:	Rating:																																																																																																																																																	
Jurisdic:	Fact: .			OTHER FEATURES				RESIDENTIAL GRID																																																																																																																																														
Const Mod:			Kits: 2 Rating: Good				1st Res Grid Desc: Line 1 # Units 1																																																																																																																																															
Lump Sum Adj:			A Kits: Rating:				Level FY LR DR D K FR RR BR FB HB L O																																																																																																																																															
INTERIOR INFORMATION				Frp:	Rating:	Other																																																																																																																																																
Avg Ht/FL: STD				WSFlue:	Rating:	Upper																																																																																																																																																
Prim Int Wal 2 - Plaster				CONDO INFORMATION				Lvl 2																																																																																																																																														
Sec Int Wall: %				Location:				Lvl 1																																																																																																																																														
Partition: T - Typical				Total Units:				Lower																																																																																																																																														
Prim Floors: 3 - Hardwood				Floor:				Totals RMS: 13 BRs: 6 Baths: 1 HB																																																																																																																																														
Sec Floors: %				% Own:				REMODELING								RES BREAKDOWN																																																																																																																																						
Bsmnt Flr: 12 - Concrete				Name:				Exterior:				No Unit RMS BRS FL																																																																																																																																										
Subfloor:								Interior:				1 7 3																																																																																																																																										
Bsmnt Gar:								Additions:				1 6 3																																																																																																																																										
Electric: 3 - Typical								Kitchen:																																																																																																																																														
Insulation: 2 - Typical								Baths: 2000																																																																																																																																														
Int vs Ext: S								Plumbing:																																																																																																																																														
Heat Fuel: 1 - Oil								Electric:																																																																																																																																														
Heat Type: 5 - Steam								Heating:				Totals																																																																																																																																										
# Heat Sys: 2								General:				2 13 6																																																																																																																																										
% Heated: 100	% AC:			CALC SUMMARY				COMPARABLE SALES				SUB AREA								SUB AREA DETAIL																																																																																																																																		
Solar HW: NO	Central Vac: NO			Basic \$ / SQ: 180.00				Rate Parcel ID Typ Date Sale Price				<table border="1"> <thead> <tr> <th>Code</th><th>Description</th><th>Area - SQ</th><th>Rate - AV</th><th>Undepr Value</th><th>Sub Area</th><th>% Usbl</th><th>Descrip</th><th>% Type</th><th>Qu</th><th># Ten</th></tr> </thead> <tbody> <tr> <td>SFL</td><td>Second Floor</td><td>1,246</td><td>174.470</td><td>217,389</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td>FFL</td><td>First Floor</td><td>1,207</td><td>174.470</td><td>210,584</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td>BMT</td><td>Basement</td><td>1,168</td><td>52.340</td><td>61,134</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td>TQS</td><td>3/4 Story</td><td>935</td><td>174.470</td><td>163,042</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td>OPF</td><td>Open Porch</td><td>288</td><td>22.440</td><td>6,464</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td>WDK</td><td>Deck</td><td>130</td><td>13.830</td><td>1,797</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td>EFP</td><td>Enclos Porch</td><td>119</td><td>50.590</td><td>6,020</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td>ENT</td><td>ENTRY</td><td>24</td><td>26.660</td><td>640</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td colspan="4">Net Sketched Area: 5,117</td><td colspan="4">Total: 667,070</td><td colspan="8"></td> </tr> <tr> <td colspan="4">Size Ad 3387.5 Gross Area 5428 FinArea 3388</td><td colspan="8"></td><td colspan="4"></td> </tr> </tbody> </table>								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	SFL	Second Floor	1,246	174.470	217,389							FFL	First Floor	1,207	174.470	210,584							BMT	Basement	1,168	52.340	61,134							TQS	3/4 Story	935	174.470	163,042							OPF	Open Porch	288	22.440	6,464							WDK	Deck	130	13.830	1,797							EFP	Enclos Porch	119	50.590	6,020							ENT	ENTRY	24	26.660	640							Net Sketched Area: 5,117				Total: 667,070												Size Ad 3387.5 Gross Area 5428 FinArea 3388															
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				Const Adj.: 1.00969899				Other Features: 111500				Juris. Factor: Before Depr: 174.47																																																																																																																																										
				Adj \$ / SQ: 174.469				NBHD Inf: 1.00000000				Special Features: 0 Val/Su Net: 123.86																																																																																																																																										
				NBHD Mod:				LUC Factor: 1.00				Final Total: 633800 Val/Su SzAd 187.10																																																																																																																																										
				Adj Total: 778570				Depreciation: 144814																																																																																																																																														
				Depreciated Total: 633756																																																																																																																																																		
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